



2007 00001504

Bk: 9013Pg: 23 Page: 1 of 7
Recorded: 01/18/2007 12:24 PM

AFFECTED PREMISES:
55 Mt. Pleasant and
Lot 34 on Assessor's Map 11B
Amherst, MA 01002

KNOW ALL BY THESE PRESENTS

That I, Marion Page Bancroft, Individually, and Timothy Bronk Bancroft, Trustee of the Marion Page Bancroft Irrevocable Trust, dated November 14, 2001 and recorded in the Hampshire County Registry of Deeds at Book 6654, Page 316 both presently in care of 55 Mt. Pleasant Street, Amherst, Hampshire County, Massachusetts

For consideration paid and in full consideration of Four Hundred Sixty-Five Thousand and 00/100 (\$465,000.00) Dollars

Grant to Phillip R. Rosenberry and Elizabeth D. Rosenberry, husband and wife as tenants by the entirety, both of 49 Mt. Pleasant, Amherst, Massachusetts

with QUITCLAIM COVENANTS

A certain tract or parcel of land located at 55 Mt. Pleasant and Lot 34 on Assessor's Map 11B, Amherst, Massachusetts, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

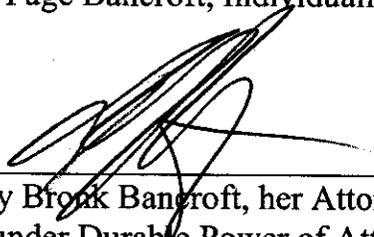
MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 01/18/2007 12:24 PM
ctrl# 017233 15743 Doc# 00001504
Fee: \$2,120.40 Cons: \$465,000.00

WITNESS our hands and seals this 16th day of January, 2007.

Marion Page Bancroft, Individually



Witness Kevin Renna

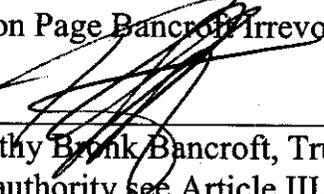
By 

Timothy Brook Bancroft, her Attorney
in fact under Durable Power of Attorney
dated November 6, 2001 and recorded in
Hampshire County Registry of Deeds at
Book 8656, Page 241



Witness Kevin Renna

Marion Page Bancroft Irrevocable Trust

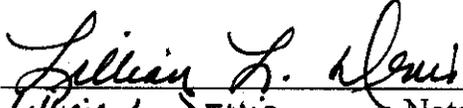
By 

Timothy Brook Bancroft, Trustee
(For authority see Article III, Paragraph
E. and Article V, Paragraph F.)

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 16th day of January, 2007, before me, the undersigned notary public, personally appeared Timothy Bronk Bancroft, Attorney-In-Fact for Marion Page Bancroft, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and that he/she signed the document voluntarily for its stated purpose.


 Lillian L. DENIS, Notary Public
 My commission expires: 11/22/07

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 16th day of January, 2007, before me, the undersigned notary public, personally appeared Timothy Bronk Bancroft, Trustee of the Marion Page Bancroft Irrevocable Trust proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and that he/she signed the document voluntarily for its stated purpose.

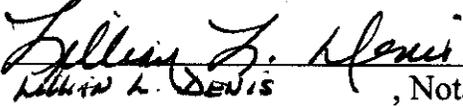

 Lillian L. DENIS, Notary Public
 My commission expires: 11/22/07

EXHIBIT A
55 Mount Pleasant
Lot 34 on Assessor's Map 11B
Amherst, Massachusetts

The land in said Amherst, together with the buildings thereon, situated on the Easterly side of Mount Pleasant, bounded and described as follows:

TRACT I: Beginning at an iron pin set in the Easterly line of a right of way known as Mount Pleasant, which iron pin is situated at a Southwesterly corner of the premises herein conveyed and at the Northwesterly corner of a right of way fifteen (15) feet wide running Easterly from said Mount Pleasant, thence running N. 23° 28' E. along the Easterly line of said Mount Pleasant sixty-nine and eight hundredths (69.08) feet to an iron pin; thence running N. 81° 02' 10" W. along said Mount Pleasant five and seventy-six hundredths (5.76) feet to an iron pin; thence running N. 26° 31' 30" E. along a right of way and land now or formerly of Donald R. and Erath G. Matheson fifty-six and one tenth (56.1) feet to an iron pin; thence running S. 71° 26' E. along land of Walter S. and Maggie Bell Ritchie one hundred sixty-four (164) feet through a half inch iron pin to another pin; thence running S. 30° 26' 30" W. along remaining land of Charles R. Green one hundred two and sixty-three hundredths (102.63) feet to an iron pin; thence running N. 59° 46' W. along remaining land of said Charles R. Green twenty and six hundredths (20.06) feet to an iron pin; thence running S. 71° 22' W. along remaining land of said Charles R. Green seventy-one and fifty-one hundredth (71.51) feet to a drill hole in a concrete slab marking the Northerly line of said fifteen (15) foot right of way leading East from Mount Pleasant; thence running N. 59° 09' W. along the Northerly line of said fifteen (15) foot right of way seventy-six (76) feet to the point of beginning; containing 19,053 square feet.

Being Parcel "A" as shown on a plan of land entitled, "Two Parcels Of Land In Amherst, Mass. Belonging To Charles R. & May C. Green", Gordon F. Ainsworth & Associates, surveyors, dated July 21, 1964.

TOGETHER with whatever rights the grantor may have to pass and repass over the roadway know as Mount Pleasant leading from said East Pleasant Street to the aforesaid premises and to pass and repass over the other roadways on said Mount Pleasant. ALSO INCLUDING a right of way for passage and repassage with or without vehicles over the following described portion of the grantor's remaining land: Beginning at the center of a three (3) inch round concrete bound at the Northwest corner of land of Charles S. Burnett at the Northeast corner of a fifteen (15) foot right of way, thence running N. 23° 34' 40" W. to the Southeasterly boundary of the foregoing tract hereby conveyed; thence running S. 71° 22' W. to a point; thence running S. 23° 34' 40" W. to a one (1) inch iron pin set in the ground at the Northwesterly corner of a fifteen (15) foot right of way; thence running S. 80° 41' E. fifteen and twenty-six hundredths (15.26) feet to the point of beginning; being an extension of the fifteen (15) foot right of way mentioned in Tract II hereof leading from said fifteen (15) foot right of way to Tract I hereinbefore described.

Also including without warranties, all of the grantor's right, title and interest in and to the land described in deed of Charles R. Green to Duane H. Nash, dated August 31, 1914, recorded in Hampshire County Registry of Deeds, Book 714, Page 157.

Being a portion of the premises described in deed of Miriam D. Richards to Charles R. Green et ux, dated August 10, 1953, recorded with Hampshire County Registry of Deeds, Book 1184, Page 427; see also deeds of Duane H. Nash to Charles R. Green et ux, dated June 25, 1909, recorded with said Registry Book 643, Page 505; deed dated August 5, 1909 recorded with said Registry, Book 694, Page 77; deed dated August 2, 1909, recorded with said Registry, Book 645, Page 121; deed of Fred C. Kenney dated May 6, 1912, recorded with said Registry, Book 694, Page 70; deed of Robert J. Sprague dated July 7, 1915, recorded with said Registry, Book 714, Page 58; deed of Robert J. Sprague dated April 15, 1916, recorded with said Registry, Book 721, Page 390; and deed of Robert J. Sprague, dated November 7, 1916, recorded with said Registry, Book 727, Page 36.

TRACT II: Also an undivided one-fourth (1/4) interest in the following described parcel: Beginning at a point in the Easterly line of said Mount Pleasant roadway, a private way, at the Southwest corner of land formerly of Joseph L. Dana; thence running S. 31° 25' W. along the Easterly line of said roadway fifty and five tenths (50.5) feet to a point; thence running S. 26° 48' W. along the Easterly line of said roadway forty (40) feet to a stake; thence running S. 72° 15' E. along a private roadway fifteen (15) feet wide ninety-two and nine tenths (92.9) feet to a point; thence running N. 23° 22' E. along a private roadway fifteen (15) feet wide seventy and four tenths (70.4) feet to a point; thence running N. 59° 25' W. along land formerly of said Dana eighty-three and four tenths (83.4) feet to the point of beginning.

Together with a right of way, running with the land hereby conveyed, over said first mentioned private way from East Pleasant Street to land formerly of George E. Stone; and a similar right of way fifteen (15) feet wide, over said other private way, from the first mentioned private way at the Southwest corner of the land hereby conveyed, running Easterly and Northerly along the entire Southern and Eastern sides of the land hereby conveyed to land now or formerly of Charles R. Green et ux (being the first tract hereinbefore described), also with a right to construct and maintain a sewer and to connect it with the sewer in operation of said Mount Pleasant.

Being an undivided one-fourth (1/4) interest in the above described premises conveyed to Charles R. Green and May C. Green herein by deed of John K. Broadfoot dated March 14, 1927, recorded with said Registry, Book 833, Page 211.

For title to the above described land, see deed from Charles R. Green and May C. Green, husband and wife, to Robert L. Bancroft and Marion Page Bancroft, husband and wife, as tenants by the entirety, dated July 31, 1964 and recorded with Hampshire County Registry of Deeds in Book 1445, Page 554.

Also the land in said Amherst, situated on the Westerly side of East Pleasant Street, bounded and described as follows:

Beginning at a rod in a three (3) inch round concrete bound, which is situated on the Westerly side of East Pleasant Street and which marks the Southeasterly corner of the premises herein described and the Northeasterly corner of land now or formerly of Charles S. Burnett; thence running N. 71° 27' 20" W. along land of said Burnett eighty-five and twelve hundredths (85.12) feet to a rod in a three (3) inch round concrete bound; thence running N. 86° 05' 20" W. along said Burnett land one hundred twenty-four and thirty-six hundredths (124.36) feet to a rod in a three (3) inch round concrete bound; thence running N. 80° 41' W. along a fifteen (15) foot right of way fifteen and twenty-six hundredths (15.26) feet to an iron pin; thence running S. 23° 34' 40" W. along said right of way two and sixty-eight hundredths (2.68) feet to a drill hole set in a concrete slab; thence running N. 59° 09' W. along said right of way six and thirty-eight hundredths (6.38) feet to a drill hole in a concrete slab; thence running N. 71° 22' E. along other land of Robert L. Bancroft et ux seventy-one and fifty-one hundredths (71.51) feet to an iron pin; thence running S. 59° 46' E. along other land of said Bancroft et ux twenty and six hundredths (20.06) feet to an iron pin; thence running N. 30° 26' 30" E. along said Bancroft et ux land one hundred two and sixty-three hundredths (102.63) feet to an iron pin; thence running S. 71° 26' E. one hundred forty-six and eleven hundredths (146.11) feet to an iron pin set in the Westerly side of said East Pleasant Street; thence running S. 27° 45' W. along the Westerly side of said East Pleasant Street one hundred five and seventy hundredths (105.70) feet to the place of beginning; containing 17,473 square feet of land.

Being Parcel B as shown on a plan of land entitled, "Two Parcels Of Land In Amherst, Mass. Belonging to Charles R. & May C. Green", Gordon F. Ainsworth & Associates, surveyors, dated July 21, 1964.

Being a portion of the premises described in deed of Miriam D. Richards to Charles R. Green et ux, dated August 10, 1953, recorded with Hampshire County Registry of Deeds, Book 1184, Page 427; see also deeds of Duane H. Nash to Charles R. Green et ux, dated June 25, 1909, recorded with said Registry, Book 643, Page 505; deed dated August 5, 1909, recorded with said Registry, Book 694, Page 77; deed dated August 2, 1909, recorded with said Registry, Book 645, Page 121; deed of Fred C. Kenney dated May 6, 1912, recorded with said Registry, Book 694, Page 70; deed of Robert I. Sprague dated July 7, 1915, recorded with said Registry, Book 714, Page 58; deed of Robert J. Sprague dated April 15, 1916, recorded with said Registry, Book 721, Page 390; and deed of Robert J. Sprague dated November 7, 1916, recorded with said Registry, Book 727, Page 36.

For title to the above-described land, see deed from Charles R. Green and May C. Green, husband and wife, to Robert L. Bancroft and Marion Page Bancroft, husband and wife, as tenants by the entirety, dated August 11, 1965 and recorded with Hampshire County Registry of Deeds in Book 1468, Page 288.

Meaning and intending to convey and hereby conveying the same premises described in deed from Marion Page Bancroft to Timothy Bronk Bancroft, Trustee of the Marion Page Bancroft Irrevocable Trust dated November 14, 2001, which deed is dated March 9, 2002 and recorded in the Hampshire County Registry of Deeds at Book 6654, Page 329.

See also deed of John R. Green et als (heirs of May C. Green) to Timothy Bronk Bancroft, Trustee of the Marion Page Irrevocable Trust which deed is dated October 24, 2006 and recorded in said Registry of Deeds at Book 9013, Page 16.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE